

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2009 Legislative Session**

Resolution No. CR-72-2009  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Member Harrison  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 6, 2009

**RESOLUTION**

1 A RESOLUTION concerning

2                   The Port Towns Sector Plan and Sectional Map Amendment

3 For the purpose of approving, as an act of the County Council of Prince George's County,  
4 Maryland, sitting as the District Council, the Port Towns Sector Plan and Sectional Map  
5 Amendment, thereby defining long range land use and development policies and setting forth  
6 detailed zoning proposals for portions of Planning Areas 68 and 69 for the area generally  
7 contained within the municipal boundaries of the Towns of Bladensburg, Colmar Manor, Cottage  
8 City, and Edmonston, and includes properties south of the Bladensburg municipal boundary from  
9 the south side of Annapolis Road to the Baltimore Washington Parkway (excluding the  
10 properties within the Cheverly municipal boundary) and east to the Colmar Manor municipal  
11 boundary; east of the Edmonston municipal boundary; and north and west of the Bladensburg  
12 boundary to Carters Lane; and

13                   WHEREAS, upon approval by the District Council, this Sector Plan will amend  
14 portions of the 2002 *Prince George's County Approved General Plan* for the physical  
15 development of the Maryland-Washington Regional District within Prince George's County, the  
16 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*, the 1994  
17 *Approved Master Plan and Sectional Map Amendment for Bladensburg–New Carrollton and*  
18 *Vicinity (Planning Area 69)*, the 2001 *Approved Anacostia Trails Heritage Area Management*  
19 *Plan: A Functional Master Plan for Heritage Tourism*, the 2007 *Approved Bladensburg Town*  
20 *Center Sector Plan and Sectional Map Amendment*; the 1982 *Master Plan of Transportation*; the  
21 2005 *Countywide Green Infrastructure Plan*; the 2008 *Public Safety Master Plan*; the 1992

1 *Prince George's County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan*  
2 with the 1985 *Equestrian Addendum*; and

3 WHEREAS, on June 17, 2008, in Council Resolution CR-60-2008, the County Council of  
4 Prince George's County, Maryland, sitting as the District Council, directed the Maryland-  
5 National Capital Park and Planning Commission to prepare a new Port Towns Sector Plan and  
6 Sectional Map Amendment in order to develop a comprehensive approach to implementing the  
7 recommendations of the 2002 General Plan and to ensure that future development is consistent  
8 with County policies; and

9 WHEREAS, on June 17, 2008, the District Council endorsed the Goals, Concepts,  
10 Guidelines and the Public Participation Program as approved by the Planning Board, and  
11 established the Plan boundaries for portions of Planning Areas 68 and 69 pursuant to Section 27-  
12 643 of the Zoning Ordinance; and

13 WHEREAS, the Planning Board staff held 67 meetings with community stakeholders  
14 including 15 focus groups, a community pre-charrette, a 6-day community design charrette, a  
15 community post-charrette, and twelve municipal briefings with the municipal mayors and  
16 councils as the major components of the Public Participation Program to involve the community  
17 in the preparation of the plan; and

18 WHEREAS, the Planning Board granted permission to print the Preliminary Port Towns  
19 Sector Plan and Proposed Sectional Map Amendment on February 12, 2009; and

20 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
21 hearing on the Preliminary Port Towns Sector Plan and Proposed Sectional Map Amendment on  
22 April 14, 2009; and

23 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for  
24 public facilities were referred to the County Executive and the District Council for review, and  
25 on March 5, 2009, the District Council adopted CR-21-2009 and found no inconsistencies  
26 associated with the public facilities recommended by the Sector Plan; and

27 WHEREAS, on June 11, 2009, the Planning Board held a work session to consider the  
28 recommendations and public hearing testimony; and

29 WHEREAS, on June 25, 2009, the Planning Board adopted the Master Plan and endorsed  
30 the Sectional Map Amendment with revisions in response to the public hearing testimony as  
31 described in Prince George's County Planning Board Resolution PGCPB No. 09-99 and

1 transmitted the adopted Master Plan, endorsed Sectional Map Amendment, and supporting  
2 documents to the District Council on July 16, 2009; and

3 WHEREAS, on September 15, 2009, the District Council held a work session to review the  
4 adopted Port Towns Sector Plan and endorsed Sectional Map Amendment, public hearing  
5 testimony, and permitted additional late testimony received July 1, 2009, after the close of the  
6 record to be entered into the record.

7 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
8 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
9 Regional District in Prince George's County, Maryland that the Port Towns Sector Plan and  
10 Sectional Map Amendment as adopted and endorsed by The Maryland-National Capital Park and  
11 Planning Commission on June 25, 2009, by PGCPB No. 09-99 are hereby approved.

12 BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and  
13 map revisions to correct identified errors, and reflect updated information.

14 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to  
15 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional  
16 District in Prince George's County. The zoning changes approved by this Resolution shall be  
17 depicted on the official Zoning Map of the County.

18 BE IT FURTHER RESOLVED that the approval of this Sectional Map Amendment shall  
19 repeal and readopt with amendments that portion of the Zoning Map encompassed by the  
20 Amendment, and that the conditions and findings attached to previously approved zoning  
21 applications are considered part of this Sectional Map Amendment where the previous zoning  
22 category has been maintained and noted on the Zoning Map.

23 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any  
24 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,  
25 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or  
26 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,  
27 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or  
28 circumstances. It is hereby declared to be the legislative intent that this Resolution would have  
29 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,  
30 clause, section, zone, zoning map, or part had not been included therein.

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BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 6<sup>th</sup> day of October , 2009.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Marilynn M. Bland  
Chairperson

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council